

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 1, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Chris Woodard.

City Staff Present: Matthew Skelton, Director; Jesse Pohlman, Senior Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: July 18, 2016, Meeting Minutes

Motion: Approve the July 18, 2016, minutes.

Motion: Woodard; Second: Horkay; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Day arrived at 7:02 p.m.

ITEMS OF BUSINESS

Case No. 1606-PUD-08

Description: Bridgewater Planned Unit Development (PUD) District Amendment
Northwest Corner of Gray Road and Radrick Drive (Radrick Professional Building)
Justin Gilmore by R.E. Thomason & Associates requests an amendment for Parcel M3 of the Bridgewater Planned Unit Development (PUD) District.

Skelton presented an overview of the proposed amendment ordinance, as outlined in the Department report.

Motion: Forward petition 1606-PUD-08 to the City Council with a favorable recommendation.

Motion: Woodard; Second: Maue; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1608-PUD-12 [PUBLIC HEARING]

Description: Park Street in the Junction Planned Unit Development (PUD) District
226 and 228 Park Street
Grand Junction Properties, LLC by Robert Beauchamp requests a change of zoning of 0.5 acres +/- from the MF1: Multi-Family Low Density District to the Park Street

in the Junction Planned Unit Development (PUD) District.

Pohlman presented an overview of the proposed ordinance, as outlined in the Department report, and highlighted its consistency with the Grand Junction Sub-District Addendum.

Public Hearing opened at 7:07 p.m.

Melody Jones, 211 Mill Street: Spoke in support of the petition.

Public Hearing closed at: 7:08 p.m.

Motion: Forward petition 1608-PUD-12 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Woodard; Vote: 8-0.

PUBLIC COMMENT

Case No. 1606-PUD-07 [PUBLIC COMMENT]

Description: Harmony Planned Unit Development (PUD) District Amendment
Northwest Corner of 146th Street and Ditch Road (Commercial Area)
TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the
Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development
(PUD) District.

Pohlman presented an overview of the proposed amendment ordinance, as outlined in the Department report, and noted the Department's recommendation to open the meeting for public comment specific to the revisions, even though the public hearing for this petition was already held.

Jon Dobosiewicz, Nelson & Frankenberger, on behalf of the petitioner, gave an in-depth presentation of the proposed revisions to the amendment ordinance.

Public Comment opened at 7:26 p.m.

Janet Ashman, 1354 Monmouth Drive: Thanked the petitioner for the revisions, but expressed her continued opposition to the gas station due to crime and would like to see restaurants instead.

Amy Anderson, 14466 Welford Way: Expressed her continued opposition to the gas station. Requested fencing screening/buffering for privacy to the south, no back lit signage, and reduction in the number of pumps; concerned with traffic circulation on old 146th Street and new 146th Street and the access points. She noted she would submit her concerns in writing.

David Hughes, 14486 Baldwin Lane: Expressed his continued opposition to a gas station because of lighting, noise, traffic, smell and fuel runoff and that he would prefer a restaurant.

Mark Sell, 1611 West 146th Street: Expressed his continued opposition to a gas station because of the hours of operation, lighting, noise, traffic, and crime and that he would prefer a restaurant.

Atul Bhargava, 14588 Ditch Road: Expressed his opposition to a gas station because of lights, music outside and noise, driveway alignment with his driveway, and the view from his front yard.

Marc Goldstein, 1375 Kirklees Drive: Distributed a petition of his neighbors in the Kingsborough neighborhood in opposition to the gas station because of crime, pollution, noise and the disruption of the community.

Steve Gerke, 14460 Welford Way: Expressed his opposition to a gas station because the children from the neighborhoods will be riding their bikes to the convenient store and buying products that kids should not be buying.

Mark Schaaf, 14925 Pollard Drive: Noted he and his wife have been studying every aspect of having a gas station in his neighborhood, have attended all of the meetings and even talked to a gas station owner. He stated he and his wife do not prefer the gas station, but believe it is a good opportunity for the neighborhoods to have input into the design and look of the project. He would like the pharmacy, gas station and future projects to have a variety in color, design features and material that currently exist with the homes in Harmony. He would like to see a village look with more green space, safe walking and biking paths from the neighborhoods into the commercial area, greater buffering for the gas station and is open to how the neighborhoods could be a part of this and future projects.

Laura Anderson, 14466 Welford Way: Opposed to the petition because it will bring down the property values. Requested how the other property will be developed if the gas station is not built and doesn't want to see the current architectural standards apply, but rather built to a style desired by the neighborhoods.

Becky Cage, 1461 West 151st Street: Expressed a desire for neighborhoods to have greater input to what uses go into the development and how it looks. Prefers to a coffee shop than gas station, and doesn't want to see a subway shop.

Doug Bryant, 1486 Waterleaf Drive: Noted he wasn't sure if a gas station or fast food restaurants were a good use of this property.

Bruce Watson, 1355 Trescott Drive: Expressed his opposition to a gas station. He noted he does not believe that the Centennial neighborhood has been represented. Concerned that the architectural changes are tied to the proposed gas station.

Mike Capuano, 14550 Baldwin Lane: Expressed his opposition to a gas station because of the reasons expressed by others including lights, hours of operation, fumes and smells and that he would prefer a restaurant and gathering spaces.

Barbara Simonson, 15290 Seneca Circle: Expressed her continued opposition to the gas station.

Tara Magnussen, 1400 Waterleaf Dr: Expressed her continued opposition to the gas station because of crime, negative effect on health of residents in surrounding neighborhoods, pollution, noise and traffic.

Ann Eggleston, 14459 Welford Way: Expressed her opposition to the gas station because of the view corridors, lights and noise.

Julie Jones, 1500 Waterleaf Drive: Expressed her opposition to the gas station.

Public Comment closed at 8:11 p.m.

Dobosiewicz noted they would continue dialog with the neighborhoods, developer and staff as they move forward and that the SR 32 overlay is the standard that is being used today and that they must follow. He confirmed no automobile repair is proposed or permitted and that there are environmental requirements for a gas station both locally and nationally for the public health and safety.

T. Smith inquired what neighborhood group was working with the developer or the Department regarding the village architecture.

Hoover responded that he recently met with neighbors and that there was some discussion and pictures that were shared by neighbors of what they wanted to see. He encouraged that if any neighbors had other examples or information regarding the desired architectural theme to share those with the petitioner for their consideration.

Skelton requested that if the Plan Commission had any requests, ideas or comments to share those with the Department.

Woodard inquired if the petitioner would give consideration to shorten the hours of operation.

Dobosiewicz responded the petitioner does not wish to restrict the hours of operation.

No action is required at this time.

CONTINUED ITEMS

Case No. 1608-PUD-13 [CONTINUED]

Description: The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road
EdgeRock Development, LLC requests to expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

Case No. 1607-PUD-10 [CONTINUED]

Description: Big Hoffa's Restaurant in the Junction Planned Unit Development (PUD) District
Northeast Corner of East Street and State Road 32
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

Case No. 1607-PUD-09 [CONTINUED]

Description: Liberty Ridge Planned Unit Development (PUD) District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-DDP-25 [CONTINUED]

Description: J.C. Hart Harmony
Harmony Mixed Use District, Lot 3
J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1607-DDP-28 [CONTINUED]

Description: Childrens Montessori House (CMH) Expansion
4535 E 169th Street
Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

Case No. 1606-DDP-20 [CONTINUED]

Description: CVS, Harmony
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1604-DDP-13 [CONTINUED]

Description: Radrick Professional Building
Northwest Corner of Gray Road and Radrick Drive
Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Horkay; T, Smith seconded. Vote: 8-0.

The meeting adjourned at 8:22 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary